

BRADFORD

# THE XCHANGE

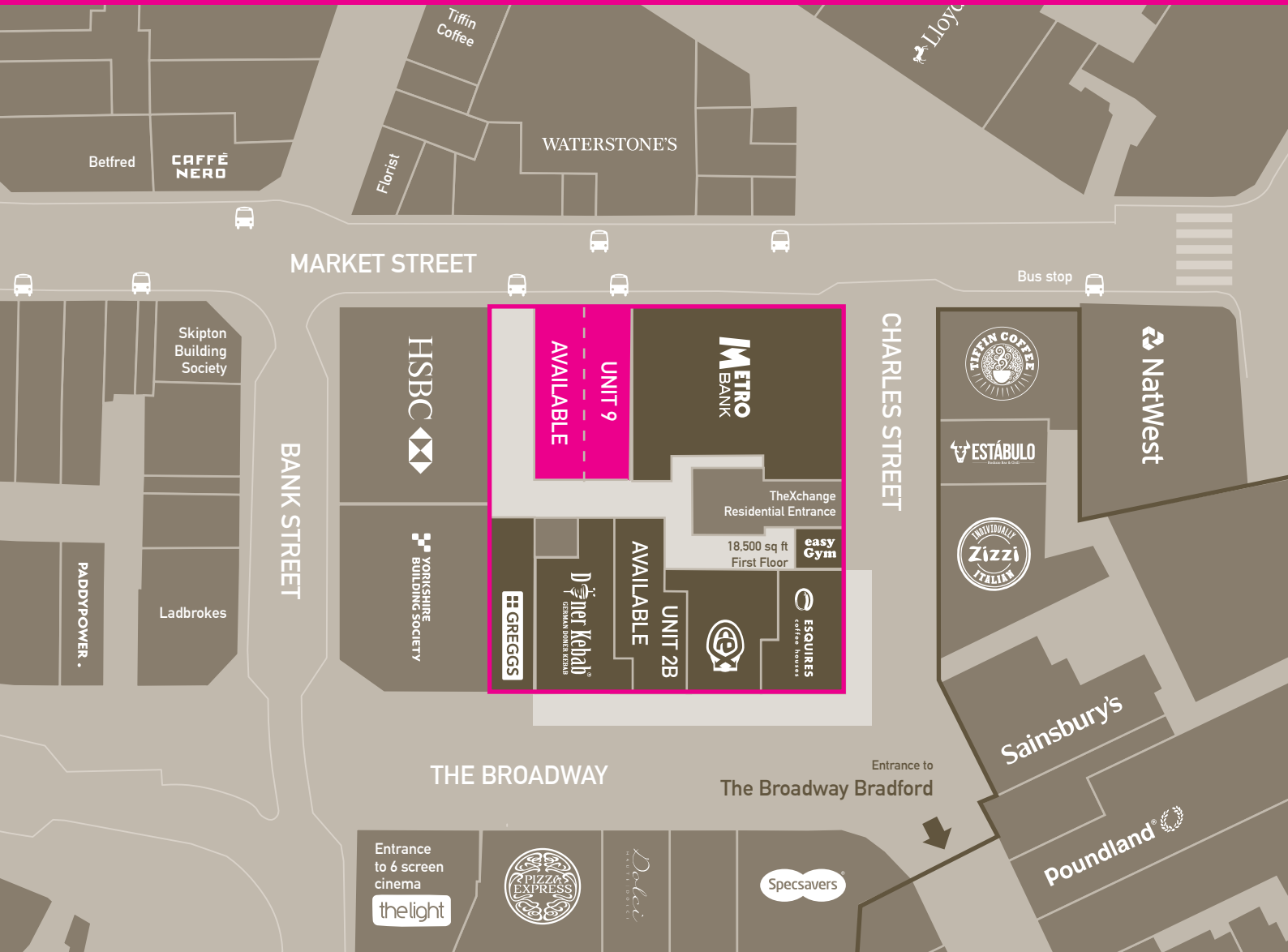
BD1 1LH



## LAST MARKET STREET UNIT AVAILABLE

Planning for New Class E and former A4/A5 uses

Our Retail and Leisure line-up includes:



# LAST MARKET STREET UNIT TO LET

Planning for New Class E and former A4/A5 uses  
Our Retail and Leisure line-up includes:



ESQUIRES  
coffee houses

TheXchange is located at the centre of Bradford's new retail, restaurant and leisure core.

Recently fitted unit with double-height glazing.

## WHOLE

Frontage	40' 8"
Built Depth	70 ft
Ground Floor Sales	2,688 sq ft
First Floor Ancillary	1,024 sq ft
Rent	£60,000 pax
Service charge	£8,700 pa approx
Rateable value	£50,000
Rates payable	£24,950

## SPLIT TO 2 UNITS

Frontage	20' 4"
Built Depth	70 ft
Ground Floor Sales	1,316 sq ft
First Floor Ancillary*	1,024 sq ft
Rent	£35,000 pax
Service charge	£4,348 pa (TBC)
Rateable value	TBC following split
Rates payable	TBC following split

\* to go with one of the split units. The space is remote but access is easy and not compromised.

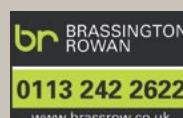
## KEY FACTS

- Bradford is the 8<sup>th</sup> largest economy in England
- The economy is projected to grow by 25% over the next 10 years
- Bradford is the youngest city in the UK. Almost 25% of the population is under 16 years old
- Core catchment population – 334,500 and a shopper population of 139,000
- A university with 8,500 students
- A new 6 screen cinema directly opposite and 1,300 car spaces within 2 minutes walk

## FOR FURTHER INFORMATION PLEASE CONTACT:



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